



**BOARD OF ZONING APPEALS**  
**Tuesday, July 25, 2023      6:30 P.M.**

CITY OF RIVERSIDE  
5200 Springfield St., Suite 100

**MEMBERS:** Reece Timbrook, Chair      Timothy Schneider  
Lisa Carpenter  
Timothy Cron

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**AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES – Approval of April 25, 2023 Meeting Minutes
4. **Reminder:** Please adjust the microphone and speak directly into it when making public comments.
5. PUBLIC HEARING ITEMS
  - a. **BZA Case #23-0003 – 2600 Valley Pike** (Parcel ID# I39 00717 0072)  
B-2, General Business District.  
Variances from UDO Section 1107.09(C)(1)(c) to allow a commercial structure to encroach into the required side yard setback when adjacent to residential properties.
6. ZONING ADMINISTRATOR DISCUSSION TOPICS
  - a. Development Procedures Text Amendment
  - b. BZA Recruitment
7. MATTERS BY THE BOARD
8. ADJOURNMENT